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Attorneys for Plaintiff and the Proposed Class

UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF CALIFORNIA, SACRAMENTO DIVISION

Willsim Latham, LLC, Individually and on
Behalf of All Others Similarly Situated,

Plaintiff,

v.

MetroList Services, Inc.; Sacramento
Association of Realtors, Inc.; Placer County
Association of Realtors, Inc.; El Dorado
County Association of Realtors; Lodi
Association of Realtors; Yolo County
Association of Realtors; Central Valley
Association of Realtors; Amador County
Association of Realtors; Nevada County
Association of Realtors, Inc.; Sutter-Yuba
Association of Realtors, Inc.; RE/MAX
Holdings, Inc.; Anywhere Real Estate Inc.;
Keller Williams Realty, Inc.; eXp World
Holdings, Inc.; Norcal Gold Inc.; Century 21
Select Real Estate, Inc.; William L. Lyon &
Associates, Inc.; Paul M. Zagaris, Inc.; Guide
Real Estate, Inc.; and DOES 1 through 50,
inclusive,

Defendants.

CASE NO. 2:24-cv-00244-KJM-DB

CLASS ACTION

**STIPULATION AND ORDER STAYING
PROCEEDINGS AS TO DEFENDANT
eXp WORLD HOLDINGS, INC.**

Judge: The Honorable Kimberly J. Mueller
Courtroom: 3, 15th Floor

Action Filed: January 18, 2024

Trial Date: None Set

1 Plaintiff Willsim Latham, LLC and defendant eXp World Holdings, Inc. (“eXp”) (together
2 “Stipulating Parties”) hereby stipulate as follows:

3 RECITALS

4 **WHEREAS**, just over two months after this case was filed, the National Association of
5 REALTORS® (“NAR”) entered into a \$418 million nationwide class action settlement that
6 resolves claims that MLS rules regarding broker commissions violate the antitrust laws (“NAR
7 Settlement”). *See Burnett, et al. v. The National Association of Realtors, et al.* (W.D. Missouri
8 No. 19-cv-00332) (“*Burnett*”).

9 **WHEREAS**, in connection with the NAR Settlement, plaintiffs representing a nationwide
10 class of home sellers released their claims against NAR and certain NAR-affiliated entities.

11 **WHEREAS**, on February 22, 2024, Plaintiff filed an unopposed motion to vacate all
12 case deadlines and stay proceedings as to Defendants RE/MAX Holdings, Inc.
13 (“RE/MAX”), Anywhere Real Estate Inc. (“Anywhere”), and Keller Williams Realty, Inc.
14 (“Keller Williams”) following entry of the order granting preliminary approval of the settlement
15 agreements in *Burnett*. Dkt. No. 39. On March 4, 2024, the Court granted the motion. Dkt. No. 48.

16 **WHEREAS**, on May 31, 2024, Plaintiff filed an unopposed motion to stay the case as to
17 RE/MAX (and its affiliated franchisee Defendant Norcal Gold Inc.), Anywhere (and its
18 affiliated franchisee, Defendant Century 21 Select Real Estate, Inc.), and Keller Williams
19 following entry of the order granting final approval of the nationwide settlements in *Burnett*. Dkt.
20 No. 73. The Court granted the motion. Dkt. No. 74.

21 **WHEREAS**, on June 14, 2024, Defendants MetroList Services, Inc.; Sacramento
22 Association of Realtors, Inc.; Placer County Association of Realtors, Inc.; El Dorado County
23 Association of Realtors; Lodi Association of Realtors; Yolo County Association of Realtors;
24 Central Valley Association of Realtors; Amador County Association of Realtors; Nevada County
25 Association of Realtors, Inc.; Sutter-Yuba Association of Realtors, Inc.; William L. Lyon &
26 Associates, Inc.; and Guide Real Estate, Inc. filed an unopposed motion to stay in light of the
27 order preliminarily approving the NAR Settlement. Dkt. No. 75. The Court granted the motion.
28 Dkt. No.77.

WHEREAS, staying the case as to eXp reduces the risk of duplicative litigation, promotes efficiency, and conserves judicial resources.

1. The case shall be stayed as to Defendant eXp until 30 days after the District Court for the Western District of Missouri's ruling on final approval of the NAR Settlement; and
2. All existing deadlines shall be vacated.

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Respectfully submitted,

DATED: July 9, 2024

PEARSON WARSHAW, LLP

By: /s/ Jill M. Manning
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Dated: July 9, 2024

SAUL EWING, LLP

By: /s/ Jason W. McElroy

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Attorneys for Defendant eXp World Holdings, Inc.

ATTESTATION OF ELECTRONIC SIGNATURE

The undersigned ECF user whose identification and password are being used to file the foregoing document hereby attests that all signatories herein, and on whose behalf the filing is submitted, concur in the filing's content and have authorized the filing.

Date: July 9, 2024

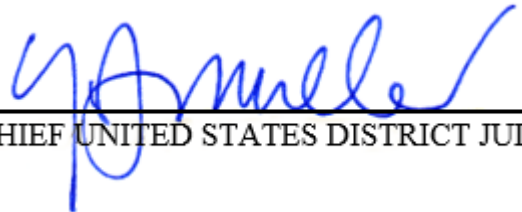
/s/ Jill M. Manning
Jill M. Manning

ORDER

Pursuant to Stipulation, the case is **STAYED** as to Defendant eXp until 30 days following the issuance of an order on final approval with respect to the settlement with the National Association of Realtors in *Burnett v. National Association of Realtors*, Case No. 4:19-CV-00332-SRB (W.D. Mo.) ("*Burnett*"), and all existing case deadlines are vacated. The parties will file a joint status report within five days following the issuance of an order on final approval of the National Association of Realtors' settlement in *Burnett*.

IT IS SO ORDERED.

DATED: July 29, 2024.


CHIEF UNITED STATES DISTRICT JUDGE

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